

Prepared by:
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2309 Oliver Road
Monroe, LA, 71201
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Michael Jedynak Bar# 103014

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**Substitute Trustee's Deed
Indexing Instructions**

Lot 227, Sec F, Deerchase, Sec 4, T-2-S, R-7-W, Plat Book 89, page 15, Desoto Co., MS

STATE OF MISSISSIPPI
COUNTY OF DeSoto

GRANTOR:
Michael Jedynak
2309 Oliver Road
Monroe LA 71201
318-330-9020

GRANTEE:
Citimortgage, Inc.
1111 Northpoint DR
Coppell, Tx 75019
866-272-4749

WHEREAS, on the 18th day of December, 2008 and acknowledged on the 18th day of December, 2008, Marcus A Adams and Sybil V. Adams, husband and wife, executed and delivered a certain Deed of Trust unto Charles M Quick, Trustee for Mortgage Electronic Registration Systems, Inc. as nominee for Pulaski Mortgage Company, Beneficiary, to secure an indebtedness therein described, which Deed of Trust is recorded in the office of the Chancery Clerk of DeSoto County, Mississippi in Book 2979 at Page 173; and

WHEREAS, on the 7th day of November, 2011, Mortgage Electronic Registration Systems, Inc. a Delaware corporation, as nominee for Pulaski Mortgage Company, an Arkansas Corporation, assigned said Deed of Trust unto Citimortgage, Inc., by instrument recorded in the office of the aforesaid Chancery Clerk in DK T Book 3368 at Page 450; and

WHEREAS, on the 6th day of June, 2012 the Holder of said Deed of Trust substituted and appointed Michael Jedynak as Trustee in said Deed of Trust, by instrument recorded in the office of the aforesaid Chancery Clerk in DK T Book 3454 at Page 539; and

WHEREAS, default having been made in the payments of the indebtedness secured by the said Deed of Trust, and the holder of said Deed of Trust, having requested the sale for the purpose of paying said indebtedness or as much thereof as said brings; and

WHEREAS, I, Michael Jedynak, Substitute Trustee advertised the sale of the following described real property by Substitute Trustee's Notice of Sale, dated June 26, 2012 by posting same at the bulletin board on the first floor in the middle of the building between the front and back door of the courthouse in DeSoto County and by publishing said Notice in DeSoto Times-Tribune for three (3) consecutive weeks, proof of publication being attached hereto as Exhibit "A" and incorporated herein by reference, which notice stated that the sale would be held on the 24th day of July, 2012, between the legal hours of 11 o'clock a.m. and 4 o'clock p.m., at public outcry, to the highest bidder for cash at the East front door at Courthouse located at 2535 Hwy. 51 South of the DeSoto County Courthouse at Hernando, Mississippi; and

WHEREAS, I, Michael Jedynak, Substitute Trustee, did on the 24th day of July, 2012, within legal hours, offer for sale and did sell, to the highest bidder for cash at the East front door at Courthouse located at 2535 Hwy. 51 South of the DeSoto County Courthouse at Hernando, Mississippi the following described real property, to-wit:

Lot 227, Section F, Deerchase Subdivision, situated in Section 4, Township 2 South, Range 7 West, Desoto County, Mississippi, as per plat thereof recorded in Plat Book 89, Page 15, in the office of the Chancery Clerk of Desoto County, Mississippi.

Being the same property as conveyed to Marcus A. Adams by Warranty Deed from Reeves-Williams, LLC, dated March 6, 2006 and recorded in Book 522, page 677, in the office of the Chancery Clerk of Desoto County, Mississippi.

WHEREAS, at said sale Citimortgage, Inc. was the highest bidder and best bidder, therefore, for the sum of \$171,513.72 and the same was then and there struck off to Citimortgage, Inc. and it was declared the purchaser thereof; and

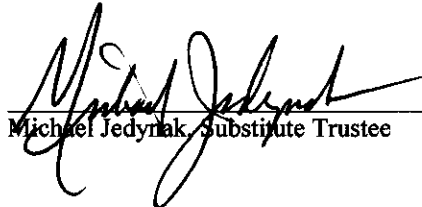
WHEREAS, everything necessary to be done to have a good and lawful sale was done in accordance with law and the terms of the Deed of Trust; and

NOW THEREFORE, I, Michael Jedynak, Substitute Trustee, for the consideration of \$171,513.72 do hereby convey the above-described property to Citimortgage, Inc.

I convey only such title as is vested in me as Substitute Trustee.

FM/F11-2186

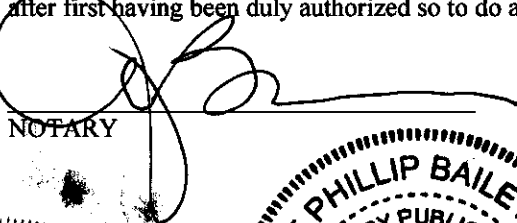
WITNESS MY SIGNATURE, this the 25 day of July, 2012.


Michael Jedynak, Substitute Trustee

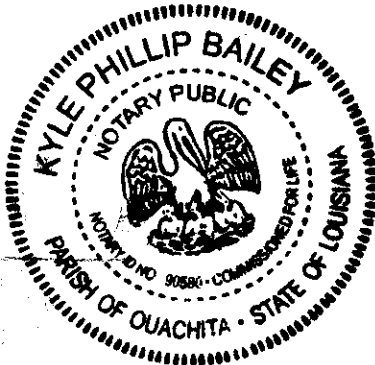
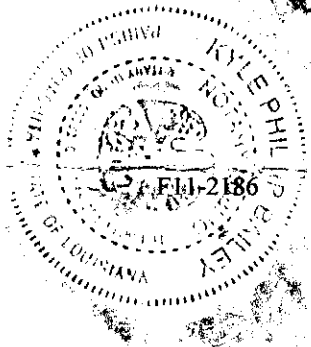
STATE OF LOUISIANA

PARISH OF OUACHITA

PERSONALLY CAME AND APPEARED BEFORE ME, the undersigned authority in and for the aforesaid jurisdiction, on this, the 25 day of July, 2012, the within named Michael Jedynak, Substitute Trustee, who acknowledged that (s)he executed the above and foregoing instrument of writing, after first having been duly authorized so to do as Substitute Trustee.


NOTARY

AT DEATH
MY COMMISSION EXPIRES



AFFP

F11-2186/Adams

Affidavit of Publication

DESOTO TIMES-TRIBUNE

STATE OF MISSISSIPPI }
COUNTY OF DESOTO } SS

DIANE SMITH, being duly sworn, says:

That she is a Clerk of the DESOTO TIMES-TRIBUNE, a newspaper of general circulation in said county, published in Hernando, DeSoto County, Mississippi; that the publication, a copy of which is printed hereon, was published in the said newspaper on the following dates:

July 03, 2012, July 10, 2012, July 17, 2012

That said newspaper was regularly issued and circulated on those dates.

SIGNED:

Diane Smith
Clerk

Subscribed to and sworn to me this 17th day of July 2012.

Substitute Trustee's Notice of Sale
STATE OF MISSISSIPPI
COUNTY OF DeSoto

WHEREAS, on the 18th day of December, 2008 and acknowledged on the 18th day of December, 2008, Marcus A Adams and Sybil V. Adams, husband and wife, executed and delivered a certain Deed of Trust unto Charles M Quick, Trustee for Mortgage Electronic Registration Systems, Inc. as nominee for Pulaski Mortgage Company, Beneficiary, to secure an indebtedness therein described, which Deed of Trust is recorded in the office of the Chancery Clerk of DeSoto County, Mississippi in Book 2979 at Page 173; and

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WHEREAS, on the 6th day of June, 2012, the Holder of said Deed of Trust substituted and appointed Michael Jedynak as Trustee in said Deed of Trust, by instrument recorded in the office of the aforesaid Chancery Clerk in DK T Book 3454 at Page 539; and

WHEREAS, default having been made in the payments of the indebtedness secured by the said Deed of Trust, and the holder of said Deed of Trust, having requested the undersigned so to do, on the 24th day of July, 2012, I will during the lawful hours of between 11:00 a.m. and 4:00 p.m., at public outcry, offer for sale and will sell, at the East front door at Courthouse located at 2535 Hwy. 51 South of the DeSoto County Courthouse at Hernando, Mississippi, for cash to the highest bidder, the following described land and property situated in DeSoto County, Mississippi, to-wit: Lot 227, Section F, Deerchase Subdivision, situated in Section 4, Township 2 South, Range 7 West, Desoto County, Mississippi, as per plat thereof recorded in Plat Book 89, Page 15, in the office of the Chancery Clerk of Desoto County, Mississippi. Being the same property as conveyed to Marcus A. Adams by Warranty Deed from Reeves-Williams, LLC, dated March 6, 2006 and recorded in Book 522, page 677, in the office of the Chancery Clerk of Desoto County, Mississippi.

I will only convey such title as is vested in me as Substitute Trustee.

WITNESS MY SIGNATURE, this 26th day of June, 2012.

Michael Jedynak
Substitute Trustee
2309 Oliver Road
Monroe, LA 71201
(318) 330-9020
FM/F11-2186
PUBLISH: 7-3-12 / 7-10-12 / 7-17-12

Judy Douglas
JUDY DOUGLAS, Notary, DeSoto County, Mississippi

My commission expires: January 16, 2013

00002954 00012280 318-323-9741

Morris & Associates
2309 Oliver Road
Monroe, LA 71201

